

CITY OF MIAMI BEACH

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PLANNING DEPARTMENT

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BOARD OF ADJUSTMENT AFTER ACTION

FRIDAY, APRIL 5, 2002 - 9:00 A.M.

A . EXTENSIONS OF TIME

1. FILE NO. 2773 **63rd STREET ASSOCIATES, LTD.**
 250 W. 63rd STREET (a/k/a AQUA)

The applicant is requesting a one year extension of time to obtain a building permit for the construction of a luxury residential development on the former Saint Francis Hospital site. Variances were granted on December 1, 2000 and February 2, 2001, and a building permit should have been obtained by February 2, 2002. The extension, if granted, will give the applicant until February 2, 2003 to obtain a building permit.

Continued to May meeting (due to no quorum for this case as Board member Ted Berman was absent and Board member Joy Malakoff has a conflict of interest on this item).

2. FILE NO. 2812 **O.B.R. LIMITED, L.P.**
 4835 COLLINS AVENUE

The applicant is requesting a one year extension of time to obtain a building permit for the construction of a 200 ft. high, 490 unit detached hotel addition to the existing Wyndham Hotel. The variances were granted on June 1, 2001 and a building permit should be obtained by June 1, 2002. The extension, if granted, will give the applicant until June 1, 2003 to obtain a building permit.

Approved for building permit to be obtained by March 20, 2003.

3. FILE NO. 2834 **O.B.R. LIMITED, L.P.**
 4835 COLLINS AVENUE

The applicant is requesting a one year extension of time to obtain a building permit for the construction of a swimming pool and deck for a 200 ft. high, 490 unit detached hotel addition to the existing Wyndham Hotel. The variances were granted on October 5, 2001 and a building permit should be

obtained by October 5, 2002. The extension, if granted, will give the applicant until October 5, 2003 to obtain a building permit.

Approved for building permit to be obtained by March 20, 2003.

4. **FILE NO. 2548** **TRANSNATIONAL PROPERTIES, INC.
6801 COLLINS AVENUE
(formerly, The Carillon Hotel)**

The applicant is requesting a modification to a condition of approval on the August 7, 1998 final order, which required that the project be completed by May 7, 2001. Due to litigation involving the subject property, the Planning Director has made an administrative determination that the completion date of the August 7, 1998 final order should be extended until November 14, 2002. The applicant is requesting that this completion date be extended to 24 months after the first building permit inspection is requested.

Approved as follows: The applicant shall apply for a fence permit by April 12, 2002, and the fence shall be completely installed by June 1, 2002; and, the applicant shall complete the renovation of the existing Carillon Hotel by July 1, 2004 and, the entire project shall be completed by July 1, 2005.

B. APPEAL FROM ADMINISTRATIVE DECISION

5. **FILE NO. 2865** **WSG DEVELOPMENT CORP. INC. and
CHARLIEVILLE DEVELOPMENT CORP.
6801 COLLINS AVENUE
(formerly, The Carillon Hotel)**

The applicant is appealing an administrative interpretation by the Planning Director which extended the completion date imposed by the Board for the subject project from May 7, 2001 to November 14, 2002 and that the Board of Adjustment has no jurisdiction to impose completion dates for projects that have received variances.

Withdrawn by the applicant at the hearing.

C. CONTINUED CASES

6. **FILE NO. 2860** **EXPORT SPECIALTY SERVICE CORP.
d/b/a AUTO-BIKE
1145 – 71st STREET**

This case is continued from the meeting of March 1, 2002.

The applicant is requesting the following variances in order to allow the sale of automobiles and motorcycles to be conducted outdoors and not within a substantially enclosed, permanent building or structure; and a variance to allow four deep tandem parking spaces.

1. A variance to waive Section 142-874 which prohibits the sale or exposure of any property outside of a substantially enclosed building.
2. A variance to Section 130-251 which allows only maximum the stacking of two vehicles in parking lots, in order to park the above automobiles and or motorcycles four deep.

Continued to the meeting of May 3, 2002.

D. NEW CASES

**7. FILE NO. 2862 ERNESTO RONDA
1245 LENOX AVENUE**

The applicant is requesting the following variance in order to replace a tile roof with asphalt shingles.

1. A variance to waive Section 142- 875, which requires the repair or replacement of a barrel tile or cement tile roof shall be of like material in order to replace a flat cement tile roof with asphalt shingles.

Approved.

**8. FILE NO. 2863 TRIBECA, L.L.C.
1500 MICHIGAN AVENUE**

The applicant is requesting the following variance in order to provide 9 parking spaces between two existing residential buildings:

1. A variance to waive 5' – 2" of the minimum required aisle width/back-up space of 22' in order to construct a 9-space parking lot with 16' – 10" backup spaces between two existing residential buildings.

Approved.

**9. FILE NO. 2864 DAVID'S CAFÉ, INC.
1058 COLLINS AVENUE**

The applicant is requesting the following variances in order to renovate an existing building and construct a two-story addition, for use as a restaurant and market:

1. A variance to waive all of the required 5' north side setback facing a street in order to construct the above addition up to the property line along 11th Street.
2. A variance to waive all of the required 5' south side setback in order to construct the above addition up to the south interior side property line.

Approved.

10. **FILE NO. 2866** **CHARLES E. SMITH RESIDENTIAL REALTY, INC.**
1225-1245 11TH STREET, 1230-1234 12TH STREET
1125 WEST AVENUE, 1141 WEST AVENUE

The applicant is requesting the following variances in order to construct a 546 space, five (5) story parking garage with residential units facing the streets on the ground floor

1. A variance to waive 2' of the minimum required front yard setback of 20' in order to construct the above garage 18' from the front property line facing West Avenue.
2. A variance to waive 6" of the minimum required parking space depth of 18' in order to construct the above garage with 17' – 6" deep parking spaces.

Approved.